



INDUSTRIAL UNITS AVAILABLE FOR LEASE

930 Calle Negocio
San Clemente

5,030 SF UNIT C available now

4,024 SF UNIT D available now

UNITS MAY BE COMBINED for
9,054 SF

SPLIT GRADE LAYOUT separates
office area from warehouse

DRIVE AROUND building access

12'x14' ROLL UP doors

UP TO 26' warehouse height

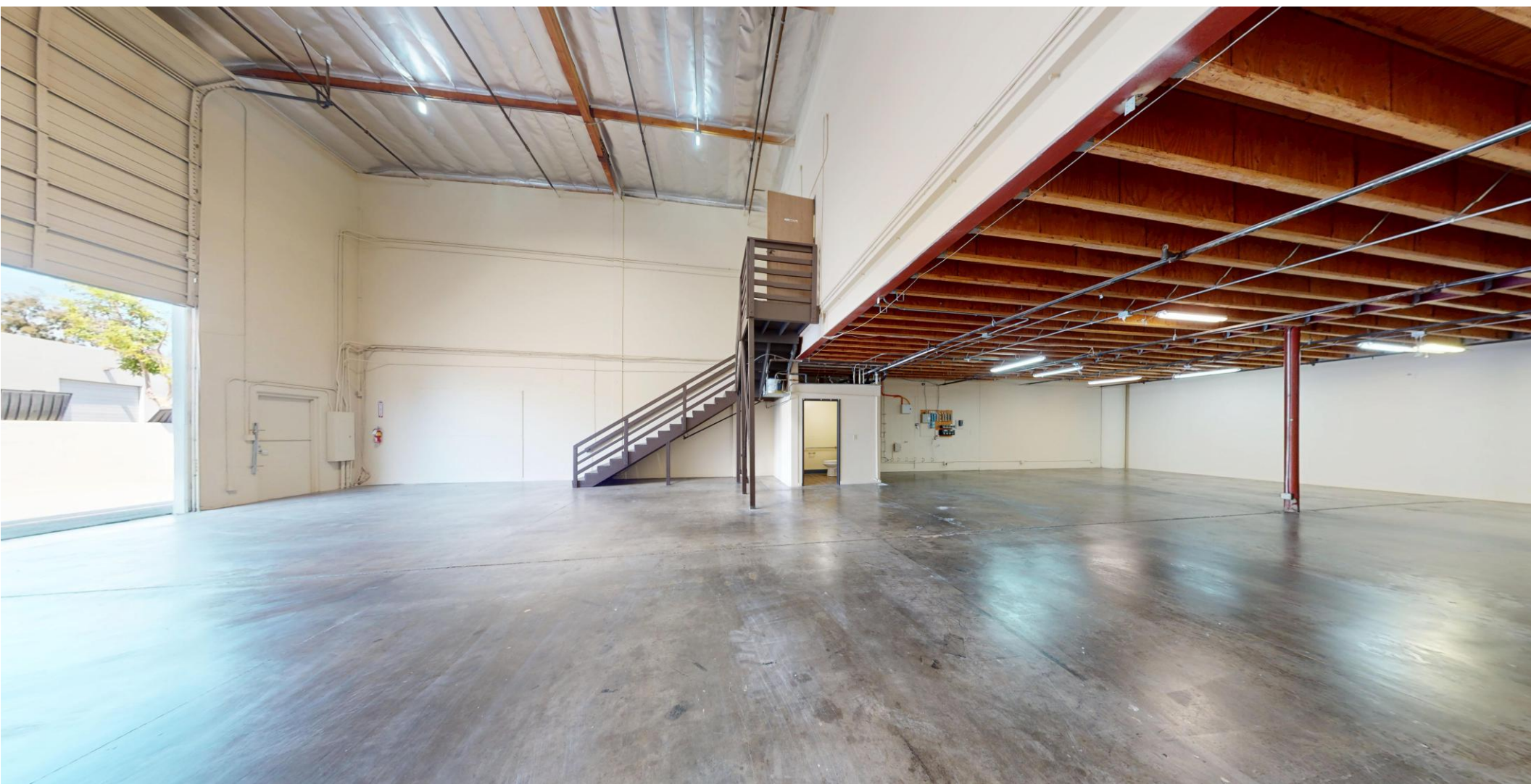
400 AMP power

VIRTUAL TOURS & details at
WynneCRE.com

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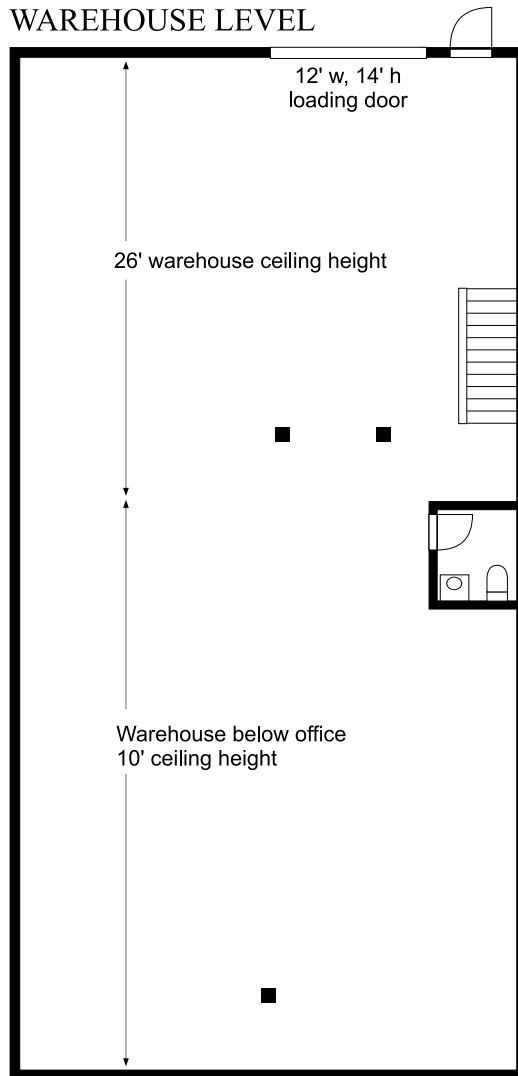




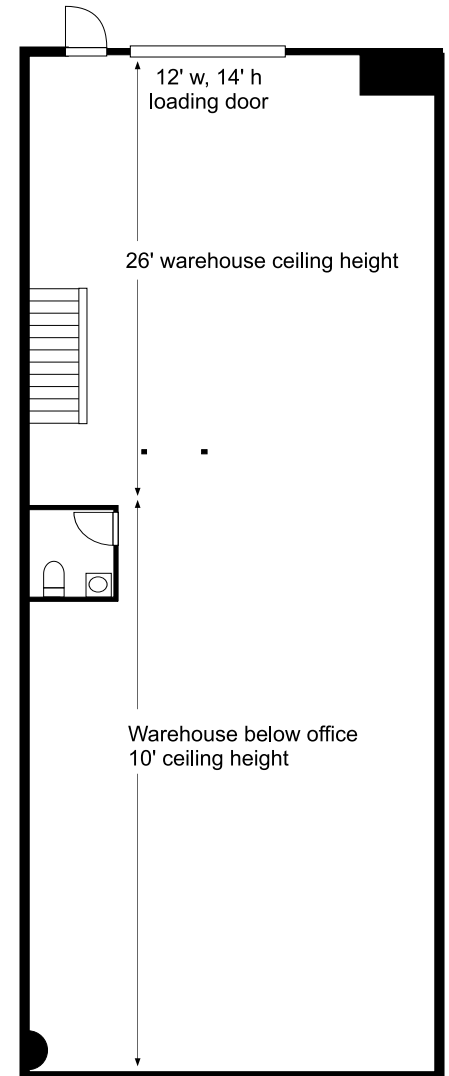
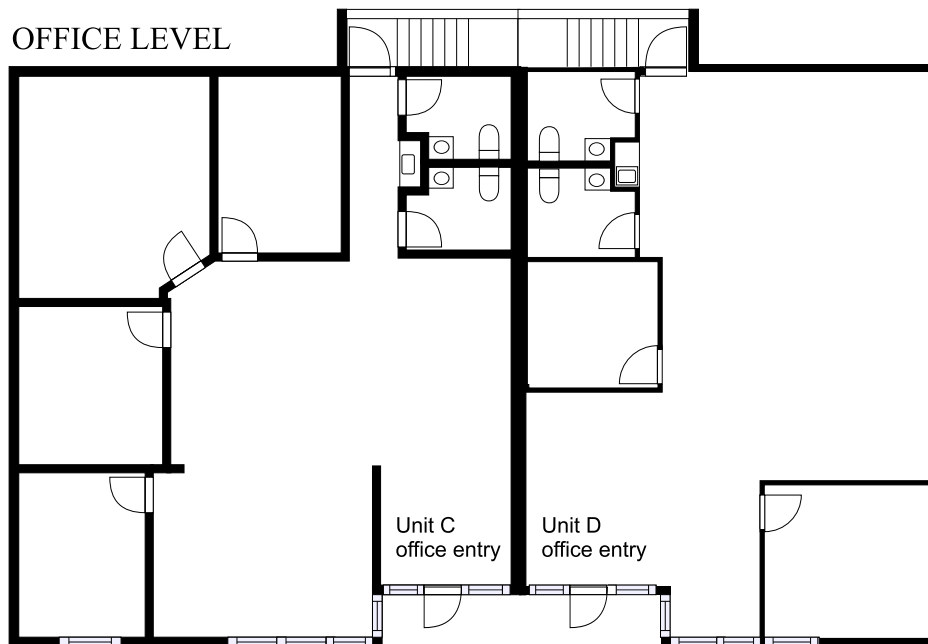




WAREHOUSE LEVEL



OFFICE LEVEL



Units C and D can be combined for one tenant's use. **The combined suite would total 9,054 sf.**

Industrial units at 930 Calle Negocio feature a unique split-grade layout, providing functionality and efficiency for a wide variety of users. The warehouse level is accessible from the lower grade, while the office space is accessible at street level from the opposite side of the building. This layout provides separation of uses, yet allows easy access to each department, which is ideal for light manufacturing, research & development, tech assembly, and e-commerce fulfillment.

Please see WynneCRE.com for details and virtual tours.

Approximate floor plans and measurements shown. The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective tenants should conduct an independent investigation and verification of all matters deemed to be material.

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